LOT 11
IN OR 631 PG 371
R497611 & 497612

MARSH MARGARET M
44458 PINEBREEZE BLVD
CALLAHAN, FL 32011

2024

04-1N-25-279E-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

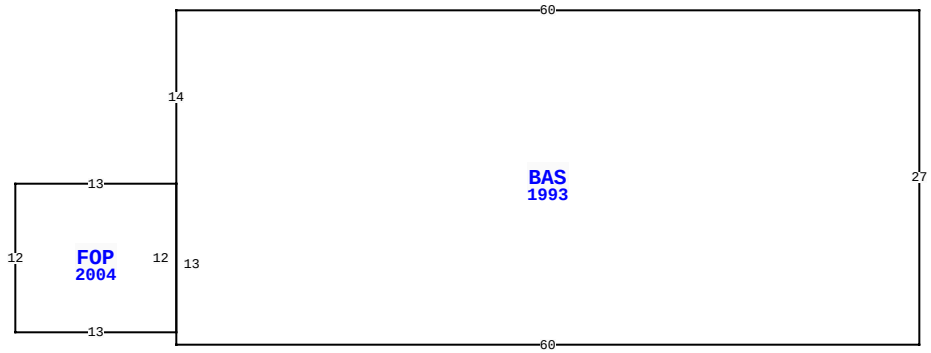
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	48,898
FOP	156	30	47	1,419
TOTALS	1,776		1,667	50,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,667	123.2000	86.24	143,762	1991	1996	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2021 Heated Area: 1620 HX Base Yr



44458 PINEBREEZE BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		50,317
TOTAL MARKET OB/XF VALUE		22,221
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		152,538
SOH/AGL Deduction		0
ASSESSED VALUE		152,538
TOTAL EXEMPTION VALUE	13	152,538
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		152,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0631/0371	7/17/1991	WD	Q	V		21,000

GRANTOR: SANDEL & JONES

GRANTEE: MARSH WM & MARGARET

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S14 FOP=[YR=2004] W13 S12 E13 N12$ S13 E60 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1991	1991	3	20	160	
3	0811	CONCRETE B	0	100	0	0	868.00	SF	5.20	5.20	100	1993	1993	3	66	2,979	
4	0350	CARPORT WD	0	100	30	12	360.00	SF	13.00	13.00	100	1994	1994	3	20	936	
5	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1995	1995	3	23	3,091	
6	0812	CONCRETE C	0	100	0	0	3,700.00	SF	4.00	4.00	100	2004	2004	3	84	12,432	
7	0754	FOP	0	100	6	8	48.00	SF	15.00	15.00	100	2005	2005	3	24	173	

LAND DESCRIPTION

TOTAL OB/XF 22,221

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS